

S U M M A R Y

FILE NO.	2186	Thomas Guide Map No.	626
		Date Received:	02/16/05
		Date Distributed:	02/17/05
ENTITY	City of Renton	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	04/02/05
TITLE	Park Terrace Annexation	Board Meeting:	
			03/10/05
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Location	The site is located on the east side of the City of Renton. The southern boundary of the site abuts the northern boundary of the City of Renton. The southern boundary of the Park Terrace Annexation is generally formed by NE 7 th Street/SE 122 nd Street. The northern boundary is generally formed by NE 8 th Street (if extended.) The eastern boundary is formed by 140 th Avenue SE and the site is bordered on the west by Duvall Avenue NE.
Land Area	Approximately 7.65 acres
Land Use	<u>Existing:</u> Seventeen single-family homes. <u>Estimated Future:</u> Approximately 23 total residences
Population	<u>Existing:</u> Approximately 42 persons <u>Estimated Future:</u> Approximately 58 total persons
Assessed Valuation	\$3,551,000.
County Comprehensive Plan Designation	Residential Use
County Zoning	Residential (R-4: 4 dwelling units per gross acre)
City Comprehensive Plan	<u>Proposed:</u> Residential Use
City Zoning	<u>Proposed:</u> Residential – (R-8 Zone: maximum 8 dwelling units per net acre)
District Comprehensive Plan	City of Renton Comprehensive Water & Sewer District Plan
District Franchise	No franchise is required.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dwight Pelz; Reagan Dunn

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State
Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan
Seattle (Metro)

Cities: Not Applicable

Fire Districts: King County Fire Protection District No. 25; City of Renton Fire Department

Water Districts: King County Water District No. 90; City of Renton Water Utilities Department

Sewer Districts: City of Renton Sewer Department

School Districts: Renton School District No. 403

SUMMARY (File No. 2186)

The City of Renton proposes the annexation of 7.65 acres, known as the Park Terrace Annexation. This annexation was proposed under the 60% petition method), pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in December of 2004.

The Park Terrace Annexation site is located on the eastern boundary of the City of Renton. The site is located on the east side of the City of Renton. The southern boundary of the site abuts the northern boundary of the City of Renton. The southern boundary of the Park Terrace Annexation is generally formed by NE 7th Street/SE 122nd Street. The northern boundary is generally formed by NE 8th Street (if extended.) The eastern boundary is formed by 140th Avenue SE and the site is bordered on the west by Duvall Avenue NE.

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City (e.g., LU-378 – LU-380) and provision of services to incorporated areas (e.g., LU-383; LU-386, LU-392).

The Park Terrace property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately 17 single-family residences. At full development, Park Terrace would include a total of approximately 23 homes.

The City of Renton has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Park Terrace properties following annexation. Annexation would also permit protection for environmentally sensitive areas (e.g., storm water/flood management). More specifically, the City of Renton is prepared to provide development review and environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas.

The City of Renton can directly provide (or contract for) urban services to the area. For example, the City of Renton would provide police services. The City will provide sewer service, storm water management, and refuse collection. The City will continue to contract with Fire Protection District No. 25 to provide fire service and emergency service. King County Water District No. 90 will continue to provide water service to the Park Terrace Annexation Area.

Library facilities and recreation facilities would be available to the community. Children would attend schools in Renton School District No. 403.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the Park Terrace Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Park Terrace Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Population growth should be encouraged in Urban Growth Areas

U-208: Land capacity shall be provided for residential, commercial and industrial growth

U-304: Growth should be focused within city boundaries.

The proposed Park Terrace Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to east Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., relatively flat to gentle sloping terrain). This annexation would also be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Park Terrace Annexation. There are sufficient funds to serve the area. The addition of Park Terrace is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. At full development, city expenditures are estimated at \$36,925 and revenues are estimated at \$34,987. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.